

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

203 Centre Road, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,820,000 & \$1,880,000

Median sale price

Median price \$1,762,000 Property Type House Suburb Bentleigh

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Adam St BENTLEIGH 3204	\$1,885,000	21/02/2026
2	6 Hillside Av BENTLEIGH 3204	\$1,940,000	31/10/2025
3	73 Bendigo Av BENTLEIGH 3204	\$1,912,000	13/09/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/02/2026 11:30

203 Centre Road, Bentleigh Vic 3204



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,820,000 - \$1,880,000

Median House Price

December quarter 2025: \$1,762,000

Comparable Properties



7 Adam St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  4

Price: \$1,885,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 649 sqm approx



6 Hillside Av BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  1  5

Price: \$1,940,000

Method: Sold Before Auction

Date: 31/10/2025

Property Type: House

Land Size: 662 sqm approx



73 Bendigo Av BENTLEIGH 3204 (REI/VG)

Agent Comments

 6  3  5

Price: \$1,912,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 602 sqm approx

Account - Buxton



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